

**MINUTES OF A REGULAR MEETING OF
THE ENVIRONMENTAL QUALITY AND
ENERGY CONSERVATION COMMISSION**

1. CALL TO ORDER

The Torrance Environmental Quality and Energy Conservation Commission convened in a regular session at 7:03 p.m. on Thursday, March 1, 2012 in the West Annex meeting room at Torrance City Hall.

2. ROLL CALL:

Present: Commissioners Chim, Gobble, Reilly,
Watson, and Chairperson Griffiths.

Absent: Commissioner Robbins.

Also Present: Deputy Community Development Director Cessna and
Senior Planning Associate Santana.

MOTION: Commissioner Watson moved to grant Commissioner Robbins an excused absence for the March 1, 2012 Commission meeting. Commissioner Gobble seconded the motion; a voice vote reflected unanimous approval.

3. SALUTE TO THE FLAG

Commissioner Chim led the Pledge of Allegiance.

4. POSTING OF THE AGENDA

MOTION: Commissioner Reilly, seconded by Commissioner Gobble, moved to accept and file the report of the secretary on the posting of the agenda for this meeting; a voice vote reflected unanimous approval.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

Stan Myles, Air Quality Management District, stated that AQMD is in the process of preparing its Air Quality Management Plan and encouraged Commissioners to attend the first Advisory Group meeting on March 15, 2012 in Diamond Bar.

6. APPROVAL OF MINUTES

6A. MINUTES OF FEBRUARY 2, 2012

MOTION: Commissioner Watson moved for the approval of the February 2, 2012 meeting minutes as presented. Commissioner Gobble seconded the motion; a voice vote reflected unanimous approval (absent Commissioner Robbins).

7. ENVIRONMENTAL MATTERS

7A. UPDATE ON HONDA FIT ELECTRIC VEHICLE

Deputy Director Cessna informed Commissioners that Dave De Witt from American Honda is unable to attend this meeting and has been placed on next month's agenda.

Senior Planning Associate Santana announced that the City received the Fit-EV, noting that Torrance is one of three organizations, along with Google and Stanford University, to receive the electric vehicles (EVs) for one year. He reported that Community Development staff is using the vehicle for 3 to 3-1/2 months and then its use will rotate to other Departments. He noted that two charging units have been installed at the northwest corner of the main Civic Center building. He stated that Enterprise Rent-A-Car now has an EV and that Planning staff has conditioned a requirement to install EV infrastructure on four new projects. He shared information regarding new State vehicle emission standards set by CARB in January 2012.

7B. ALTERNATE FUELS AND ELECTRIC VEHICLE CODE AMENDMENTS

Senior Planning Associate Santana provided background on the November 3, 2011 Commission meeting that addressed amendments to the Torrance Municipal Code (TMC) as well as issues related to EVs and the infrastructure necessary for charging them. With the aid of a slide presentation, he presented proposed changes to the TMC and recommended that the Commission approve as amended and forward the amendments to City Council for adoption.

He reported that one area of concern at the November meeting was with condominium or shared housing parking and proposed requirements. He was pleased to announce that this issue has since been addressed at the State level, prohibiting “unreasonable burdens” in allowing the installation of EV infrastructure in common interest developments. He noted that staff feels that this State law will be sufficient to address the issue and that Section 93.5.10 - Restriction on Use - has been amended to reflect that.

Senior Planning Associate Santana presented the recommended list of definitions, noting that the definition for J1772 has been added. Referring to Section 93.4.26 – EV Parking Infrastructure Requirements, he proposed new TMC requirements for commercial/industrial developments with 50 or more parking spaces to provide sufficient infrastructure to accommodate EV charging stations at minimum 2% of total parking spaces. He noted that the TMC has to be finite and give specific standards; however, developments may exceed the 2% if they choose.

He presented proposed new TMC requirements for EV Only parking restrictions and signage. He stated that staff’s recommendation is that “EV Only” parking be for the sole use of EVs, not adding on that they have to be charging. He reported that State law allows local agencies the flexibility to be able to choose if they want to enforce parking restrictions. He stated that there is no adopted universal standard regarding signage and that it is commonplace throughout the industry to use stickers or signs on charging units. He noted that previous proposals for Hours of Operation and Towing Information have been removed because most commercial sites already post this information.

Referring to Section 93.5.17 – Residential EV Parking Accommodation, Senior Planning Associate Santana presented staff’s recommendation that charging units must be within an enclosed structure, affixed to a permitted structure, or located adjacent to a required parking space. He recommended that charging units be allowed to encroach into certain setbacks up to 12”, adding that most require only 8-9”. He presented a proposed requirement for new residential construction, involving five or more units, to provide 20% of units with infrastructure to accommodate Level 2 EV charging units.

Discussion centered on whether the residential requirement should include electrical current, just the conduit installed, and for how many units. It was the consensus of Commissioners that all new residential construction be required to provide

per unit, at a minimum, electrical conduit to accommodate a Level 2/220 volt EV charging unit(s).

Deputy Director Cessna stated that they would take the Commission's recommendation to Building staff to work on the exact verbiage.

MOTION: Commissioner Gobble moved to approve staff recommendation as presented and amended. Commissioner Watson seconded the motion; a voice vote reflected unanimous approval (absent Commissioner Robbins).

8. INFORMATION ITEMS

9. ORAL COMMUNICATION

9A. Commissioners and staff welcomed guests Vince and Jozette Furman.

9B. Deputy Director Cessna announced that invitations and registration forms for the Environmental Fair would go out next week.

9C. Commissioner Watson stated that Surfrider Foundation wants to participate in the Environmental Fair and distributed fliers for their March Mixer on March 15, 2012.

9D. Commissioner Gobble stated that the street sweeping service in his neighborhood has been resolved and that Public Works is making it a maximum of two weeks without service due to holiday scheduling.

9E. Commissioner Gobble discussed his tour of Robert Fortunato's "green" home in Hermosa Beach.

9F. Commissioner Watson stated that she had the opportunity to tour the Police Department including the jail and firing range.

9G. Chairperson Griffiths announced a South Bay Energy Services Center seminar "How to Green Your Home With Energy Upgrade California" on March 14, 2012.

10. ADJOURNMENT

MOTION: At 8:10 p.m., Commissioner Reilly moved to adjourn the meeting to April 5, 2012 at 7:00 p.m. in the West Annex meeting room. Commissioner Watson seconded the motion and, hearing no objection, Chairperson Griffiths so ordered.

Approved as Submitted May 3, 2012 s/ Sue Herbers, City Clerk
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